

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>D. EDWARD HAYS, #162507 ehays@marshackhays.com CHAD V. HAES, #267221 chaes@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Avenue Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee, Robert S. Whitmore</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>			
<p>In re:</p> <p>SCOTT SHIH LEE,</p> <p>Debtor(s).</p>		<p>CASE NO.: 6:18-bk-18731-MW CHAPTER: 7</p>	
		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 02/25/2020	Time: 2:00 pm
Location: 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 02/11/2020

Description of property to be sold:

Real property located at 28522 Avenida Placida, San Juan Capistrano, California ("Property"). APN: 666-491-03.

Terms and conditions of sale: Sales may be free & clear of all liens, claims, and encumbrances upon request in bid package. The sale is as-is," "where-is" and "with all faults" and is subject to overbid on the terms specified in the sale motion filed on February 4, 2020, as Dk. No. 168.

Proposed sale price: \$ 1,105,000.00

Overbid procedure (if any): The overbidding procedures are described in Overbid section in the sale motion filed February 4, 2020, as Dk. No. 168. Party must submit a qualifying bid including deposit in order to participate in the with minimum overbid starting at \$1,110,000. Deposit is \$15,000 and the minimum bidding increment shall be \$5,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: February 25, 2020

Time: 2:00 p.m.

Courtroom: 225

Location: United States Bankruptcy Court, Central District of California, 3420 Twelfth Street, Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

D. EDWARD HAYS, #162507

ehays@marshackhays.com

CHAD V. HAES, #267221

chaes@marshackhays.com

TINHO MANG, #322146

tmang@marshackhays.com

MARSHACK HAYS LLP

870 Roosevelt Avenue

Irvine, CA 92620

Telephone: (949) 333-7777 / Facsimile: (949) 333-7778

Date: 02/04/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **USTEE'S MOTION FOR ORDER UTHORIZING SALE OF REAL PROPERTY LOCATED AT 28522 AVENIDAPLACIDA, SAN JUAN CAPISTRANO, CALIFORNIA: (A) OUTSIDE THE ORDINARY COURSE OF BUSINESS; (B) FREE AND CLEAR OF LIENS, CLAIMS, AND INTERESTS; (C) SUBJECT TO OVERBIDS; AND (D) FOR DETERMINATION OF GOOD FAITH PURCHASER UNDER § 363(M)** be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **February 4, 2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **February 4, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

DEBTOR

SCOTT SHIH LEE
3109 E DISCOVERY ST
ONTARIO, CA 91762-7239

SEE NEW ADDR

DEBTOR

SCOTT SHIH LEE
~~28020 MARGUERITE PARKWAY,~~
~~APARTMENT G~~
~~MISSION VIEJO, CA 92692~~

NEW ADDR 09/05/19 USPS

DEBTOR

SCOTT SHIH LEE
5753 E SANTA ANA CANYON,
SUITE G449
ANAHEIM HILLS, CA 92807

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **February 4, 2020**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA PERSONAL DELIVERY
PRESIDING JUDGE'S COPY

Bankruptcy Judge Honorable Mark S. Wallace
United States Bankruptcy Court, Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 6135 / Courtroom 6C
Santa Ana, CA 92701-4593

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 4, 2020
Date

Cynthia Bastida
Printed Name

/s/ Cynthia Bastida
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR DEBTOR:** Ronald D Halpern ronhalpern@aol.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** D Edward Hays ehays@marshackhays.com, 8649808420@filings.docketbird.com
- **INTERESTED PARTY:** Wendy A Locke ecfcacb@aldridgepite.com, wlocke@ecf.inforuptcy.com
- **ATTORNEY FOR CHAPTER 7 TRUSTEE:** Tinh Mang tmang@marshackhays.com, 8444806420@filings.docketbird.com
- **ATTORNEY FOR WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CSMC 2018-RPL12 TRUSTEE:** Josephine E Salmon ecfcacb@aldridgepite.com, JES@ecf.inforuptcy.com; jsalmon@aldridgepite.com
- **INTERESTED PARTY:** Valerie Smith claims@recoverycorp.com
- **UNITED STATES TRUSTEE (RS):** United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- **CHAPTER 7 TRUSTEE:** Robert Whitmore (TR) rswtrustee@yahoo.com, rwhitmore@ecf.epiqsystems.com
- **INTERESTED PARTY:** Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com
- **CREDITOR ARVEST CENTRAL MORTGAGE COMPANY:** Robert P Zahradka caecf@tblaw.com

2. **SERVED BY UNITED STATES MAIL:** CONTINUED:
VIA REGULAR MAIL:

CREDITOR / POC ADDRESS

CHERYL A. LEE
4 CLARKE DR
LADERA RANCH, CA 92694-1334

COUNSEL FOR CHERYL A. LEE

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